

**MEETING MINUTES OF THE  
Gilpin County Historic Preservation Advisory Commission (HAC)**

April 19, 2016

The Gilpin County Historic Preservation Advisory Commission convened in the Gilpin County Library, 15131 Highway 119; Black Hawk, Colorado.

Public Attending: 2

**Call to Order:** Meeting called to order at 7:00 p.m.

Quorum Call:

Present: Chair Bret Johnson, Rick Newman Chair Pro-tem, & Robert Hatch

Absent: Chair pro-tem Linda Jones

Staff Present: Community Development Director Tony Petersen; Consulting Historic Advisory Liaison Deon Wolfenbarger

Agenda Review: Added voting for chair & chair pro-tem to new business. Rick Newman requested adding one item to new business: landmark designation of Fremont Men's Burial Site.

Minutes: The October 2015 minutes were not available for review, and will be handles at the next HAC meeting.

**Old Business:**

No old business

**New Business:**

HR 16-01: 277 Russell Gulch Road – Historic Eligibility and alteration review

A correction to the report was noted: the sole applicant is Anne Forrest. Wolfenbarger presented the information from the Historic Eligibility assessment report and the proposed alterations to the historic building. The alterations include demolition of a stone addition (older than 50 years) and construction of a new 698 sq. ft. side and rear addition. Additional information from the applicant was provided about the intent to also construct a new front porch, install a new corrugated metal roof, and enlarge the windows and door on the front elevation of the historic frame house. The applicant stated she was not interested in landmark designation.

The commission discussed the historic eligibility of the building for local Gilpin County landmark designation. Newman moved and Hatch seconded that the building at 277 Russell Gulch Road was eligible under county landmark criteria 1, 2, 4 & 7. HAC then discussed whether the proposed alterations would have a negative impact on the building's eligibility. The commission agreed that:

- the demolition of the stone addition was acceptable, since the addition did not date from the period of ownership by Charles Harker;
- the new addition was acceptable, since most of the square footage was located at the rear of the building, and providing details about siding, roofing, windows, and rood were submitted;
- the new metal roof for the historic frame building was acceptable.

Discussion then focused on the potential negative impact of enlarging the windows and doors, and construction details of a new front porch. Following this discussion, the applicant and HAC



tentatively agreed to design details for a simple front porch, and to keeping this historic window openings; windows could be replaced if the present windows are too damaged to repair, and if the replacement windows match the appearance of the historic windows. Newman then moved, and Hatch seconded, to rescind the previous motion about the building's eligibility. A new motion was made by Newman, seconded by Hatch, to postpone the decision about the building's eligibility for local landmark pending submittal of necessary construction and design details. The motion passed.

#### Fremont Men's Burial Site

Newman proposed that the Fremont Men's Burial Site be considered for local landmark designation. Petersen explained that the current ordinance only allows for historic designation if a demolition or alteration permit has been submitted. Discussion about changes needed to allow for landmark designation continued into the next item under New Business.

#### By-laws review

Peterson noted issues with the current ordinance and by-laws, including the designation process for local landmarks; the 1950 cut-off date for landmarks; meeting once a quarter vs. four times a year; and historic zoning overlays for the mining towns. He will present a draft revised ordinance in summer 2016. After comments from the HAC, a revised ordinance should be ready in late 2016.

#### Election of Officers

Newman moved to elect Bret Johnson as Chair, and Robert Hatch as Chair pro-tem; Johnson seconded. The motion passed.

#### Discussion of HAC staff reorganization

Deon Wolfenbarger will serve as consulting Historic Advisory liaison, and will serve as staff at future HAC meetings.

#### Russell Gulch Certified Local Government Grant

Wolfenbarger presented the CLG grant application for Russell Gulch. The original grant application was to inventory the historic buildings. After reviewing the application, Historic Colorado recommended providing additional funding to include historic mining resources, similar to the Nevadaville inventory project. The funding for the CLG grants is pending federal approval. Newman recalled that HAC had prepared a survey priority list.

#### **Public Comment:**

No public comment.

**Adjournment:** There being no further business to come before HAC, Newman moved to adjourn, all in favor at 9:17 p.m. The next regular meeting is expected to be held in May 2016 to discuss 277 Russell Gulch Road.

Respectfully submitted,



Bret Johnson  
Chair



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